016.0	0007	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	906,700 /	906,700
					USE VALUE:	906,700 /	906,700
					ASSESSED:	906,700 /	906,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		LITTLEJOHN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WALSH EDWARD L--ETAL
Owner 2:	WALSH JEAN M
Owner 3:	
Street 1:	15 LITTLEJOHN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,822 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Brick Veneer Exterior and 2629 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9822.000	335,000		571,700	906,700
Total Card	0.225	335,000		571,700	906,700
Total Parcel	0.225	335,000		571,700	906,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.95 | /Parcel: 344.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 016.0-0007-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	334,800	0	9,822.	571,700	906,500	906,500	Year End Roll	12/18/2019
2019	101	FV	270,100	0	9,822.	607,500	877,600	877,600	Year End Roll	1/3/2019
2018	101	FV	270,100	0	9,822.	443,100	713,200	713,200	Year End Roll	12/20/2017
2017	101	FV	270,100	0	9,822.	385,900	656,000	656,000	Year End Roll	1/3/2017
2016	101	FV	270,100	0	9,822.	328,700	598,800	598,800	Year End	1/4/2016
2015	101	FV	253,600	0	9,822.	321,600	575,200	575,200	Year End Roll	12/11/2014
2014	101	FV	253,600	0	9,822.	264,400	518,000	518,000	Year End Roll	12/16/2013
2013	101	FV	253,600	0	9,822.	251,600	505,200	505,200		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1432

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18525-236		9/1/1987		150,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/15/2020	1082	New Wind	5,600	C				
9/4/2019	1367	New Wind	5,600					
10/21/2015	1601	Re-Roof	7,760					
8/11/2015	1119	Solar Pa	24,988		8/11/2015			Installation of 23
7/10/2002	548	Addition	35,000	C		G4	GR FY04	15X20 FAMILY ROOM

ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2015	Permit Insp	PC	PHIL C
2/10/2009	Meas/Inspect	294	PATRIOT
9/24/1999	Meas/Inspect	267	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9822		Sq. Ft.	Site		0	80.	0.73	1									571,727						571,700	

Total AC/HA: 0.22548 | Total SF/SM: 9822 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 571,727 | Spl Credit | Total: 571,700

USER ACCT

11855

GIS Ref

GIS Ref

Insp Date

02/10/09

!1432!

PRINT

Date	Time
12/10/20	17:01:36

LAST REV

Date	Time
11/17/20	11:16:27

danam

USER DEFINED

Prior Id # 1:	11855
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	4 - Vinyl	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.12371981
Const Adj.:	1.01480579
Adj $ / SQ:	119.738
Other Features:	85922
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	411561
Depreciation:	76550
Depreciated Total:	335010

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0		BRs: 0			Baths: 1			HB			

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	7	3	
Totals			
0			

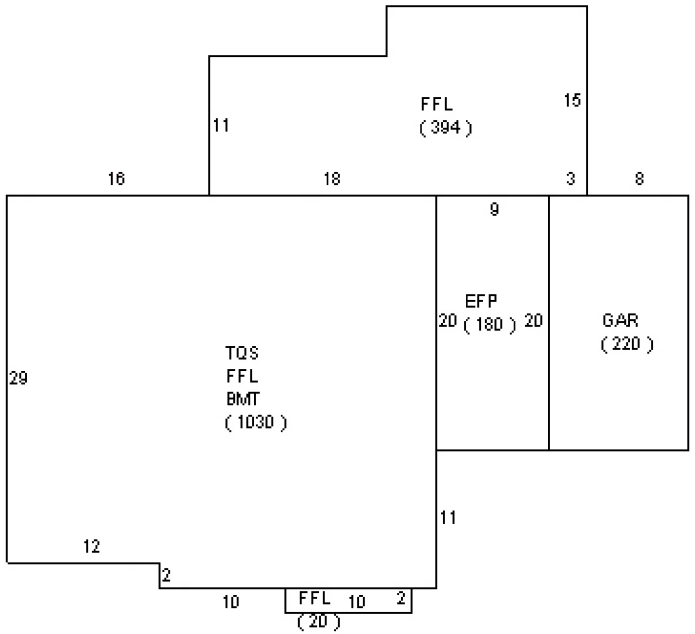
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	119.74
Special Features:	0	Val/Su Net:	91.86
Final Total:	335000	Val/Su SzAd	151.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,444	119.740	172,901
BMT	Basement	1,030	45.260	46,619
TQS	3/4 Story	773	119.740	92,497
GAR	Garage	220	26.750	5,886
EFP	Enclos Porch	180	42.980	7,736

Net Sketched Area:	3,647		Total:	325,639	
Size Ad	2216.5	Gross Are	3904	FinArea	2629

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

016.0-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	